

OFFICE USE ONLY

SUP # 04-006Date: 8/13/04

TOWN OF BLACKSBURG, VIRGINIA
SPECIAL USE PERMIT APPLICATION

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

Name of Property Owner(s): The Blacksburg New School

(For SUP Purposes, Contact John Hile)

Address: 2470 Ramble RoadPhone: 552-4456Contract Purchaser or Agent: Gay and Keesee, Incorporated, Attn: Blaine KeeseeAddress: 1260 Radford Street, Christiansburg, VA 24073Phone: (540) 381-6011

Location or Address of Property for Special Use Permit:

Vacant property located between 2406 & 2550 North Main StreetTax Parcel Number(s): 136-T-(1)-3CPresent Zoning District: Rural Residential 1Present Use of Property: VacantSpecial Use Requested: Educational: Primary/Secondary in RR-1 for grades Pre-K to 12Section: 3022Is this request for an amendment to an existing special use permit? No

Please provide the following information—attach separate pages if necessary:

Description of proposed use (or site modification)

See Attachment.

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.
See Attachment.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

See Attachment.

The following items must accompany this application:

1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
3. Vicinity map (may be included on the site plan).
4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please).
5. Fee of \$500 for special use permits or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
6. Any item submitted that is greater than 11" x 17" paper size requires thirty-six (36) copies.

SIGNATURE OF APPLICANT:

Ensemble Rmehar, President BNS

DATE:

8/11/04



Blacksburg New School • 2470 Ramble Road, Blacksburg VA 24060 • (540) 552-6693

August 13, 2004

RECEIVED
AUG 13 2004

Dear Blacksburg Planning Commissioners:

Planning & Engineering
Department

Blacksburg New School is pleased to inform you that we are ready to move forward with construction of a new school facility on North Main Street that will meet our current needs and provides for limited future growth. We are requesting a Special Use Permit to allow an education facility, primary/secondary, for pre-K to 12th grade. This Special Use Permit is to replace an expired Special Use Permit that was issued on October 10, 2000.

The property is currently vacant and is located between 2406 and 2550 North Main Street. Specifically, the 5-acre tract is identified as Parcel "A" on "Minor Subdivision Plat Creating Two Parcels for Blacksburg New School" prepared by Gay and Keese, Incorporated as recorded in Plat Book 22, Page 7 in the Montgomery County Courthouse. This plat provided for, among other things, the required designation of 50 percent open space.

Blacksburg New School is a non-profit organization providing educational services to the Blacksburg community since 1971. The school is currently located at 2470 Ramble Road under a short-term lease agreement with the owner. Due to the addition of a middle school program in 1997 and steady increases in general enrollment, we have acquired the North Main property to meet our needs and mission for providing quality education. Blacksburg New School is a community school and we have in our previous and current location offered our facilities to organized community groups. Our proposed school location would be an ideal site for public meetings and other neighborhood events. Our plans include a multi-use field and future picnic shelter. Our education facility fits well with the other civic uses on North Main Street and we plan to leave most of the property in either a natural state or in recreational fields that complements the rural nature of this area.

We learned during the purchase and construction of our previous school location on Whipple Drive that building a school is a community event. It is very important to us that the neighbors of our proposed site have a chance to become a part of this process. As part of the first Special Use Permit Application process for our North Main property, we sent 24 personal invitations to our new neighbors to attend an informational meeting in August 2000. The meeting was upbeat and friendly and those in attendance were generally supportive. At that time, discussion centered around three issues: traffic,

architectural design, and exterior lighting. The concern of traffic was over our hours of operation. Since we are a day school and almost all of our educational activities occur between 8 AM to 6 PM, with no competitive sporting events, the hours are compatible with a residential neighborhood.

Architectural design, lighting, and traffic have been addressed in the current application. The building will blend in with the residential "feel" of the area and that architectural design will be compatible with the landscape, while providing our students with a safe, quiet, well-lighted environment that meets Town's requirements. Safe vehicular entry to the school will be provided for by construction of a right turn lane.

The School appreciates your consideration of our application Please feel free to contact me at (540) 951-1103 or T.J. Stone at (540) 552-6693 for more information.

Sincerely,

A handwritten signature in cursive script that reads "Susanna Rinehart".

Susanna Rinehart
President
Blacksburg New School

1. *Description of proposed Use (or site modification).*

The proposed use as an educational facility will require construction of a building, parking lot, playgrounds, a ball court, a picnic shelter, a shed, and ball fields. In addition site modification will include extension of existing water line on Main Street to supply water to both proposed lots and the creation of a septic system for the educational facility on lot 2. Stormwater management areas will be included as required. At full build-out the proposed building will not exceed 10,000 sq. ft. and will be of single story construction with a pitched roof. It will be built to accommodate a potential future occupancy of 120 students and 14 full-time staff Current enrollment of Blacksburg New School is 60 students with 6 full-time staff In accordance with day care criteria, the proposed parking lot will initially be constructed with 20 parking spaces and provides for the construction of 14 additional parking spaces. We will also have an illuminated, free-standing monument sign at the entrance to the driveway not to exceed 35 square feet in size as specified in Division 5 of the Zoning Ordinance. Its material will be residential in nature and similar to the sign we currently have at our present location at 2470 Ramble Rd. The school will also provide a bike trail as part of the North Main street bike trail system.

2. *Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed*

The proposed educational facility addresses the need for more schools in this part of town as identified in Blacksburg's Comprehensive Plan. Our proposed use fits in well with the other established civic uses in this area (churches) and will impact the neighborhood in a similar way. The nature of the school with its large recreational spaces complements the conservation purposes of the Rural residential I district by preserving the rural nature of the area.

3. *Please demonstrate how there will be no undue adverse impact on the surrounding neighborhoods in terms of public health, safety, or general welfare, and show measures to be taken to achieve goals.*

Blacksburg New School will provide type B and type C architectural or vegetative buffers as required in the Zoning Ordinance for Educational facilities, section 4313, to buffer proposed site uses from adjacent residents.

The location of the school is in a sparsely populated, residential area of Main Street. The school is also located on a major arterial road for Blacksburg. Traffic impacts on neighborhood welfare and safety will be minimal. The schools operating hours are

between the hours of 8:30 and 5:45 Monday through Friday, Drop-offs occur in the morning between 8:30 and 9 am. Pickups occur between 3:30 and 5:45pm. To further minimize traffic impacts a right turn lane will be constructed along North Main Street and the driveway entrance will be designed to sufficiently and safely handle both entering and existing traffic.

The building's one-story construction, pitched roof, and architectural style will be consistent with the residential buildings in the area. Exterior lighting will be designed to minimize light pollution on adjacent neighbors. Outside lights will be motion activated, downward-illuminating fixtures. Current plans include 2 lights in the parking, 2 in the playground, and attached to the building at each of the four main exits. We will also add additional lights of the same nature as required for the safety and security of our children in conformance with town zoning and design standards. Our sign will be illuminated by low-wattage, directionally focused lights. Our proposed lights will be similar to the examples provided in this application.

ADJACENT PROPERTY OWNERS

Milton B. & Elenita R. Wise
150 Spring Valley Road
Seneca, SC 29678
Tax No. 136-T-(1)-3

Memorial Gardens of the NRV
c/o Lucas Construction
1999 South Main Street
Blacksburg, VA 24060
Tax No. 136-T-(A)-9

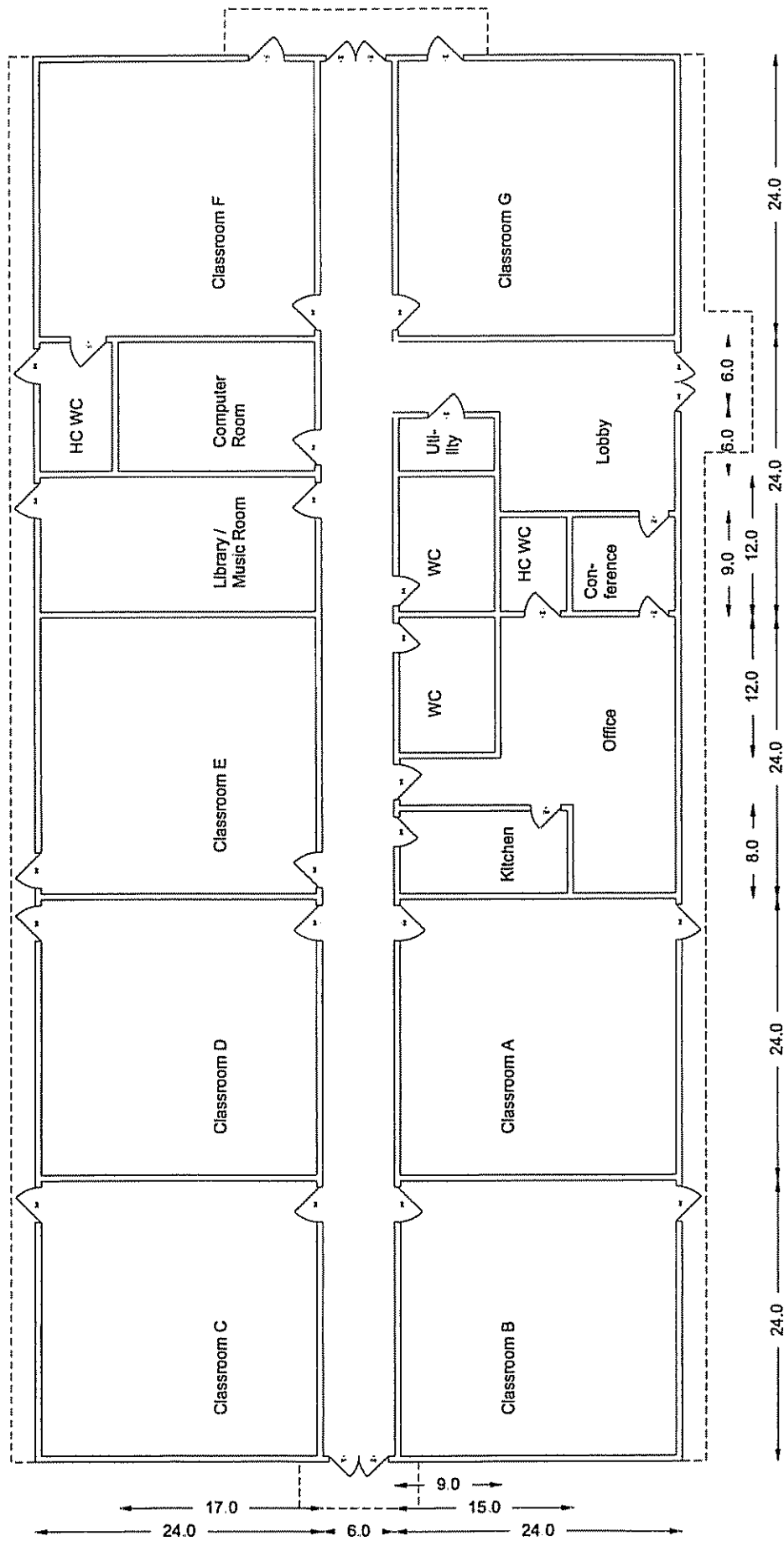
Charlie D. Noonkester
2406 North Main Street
Blacksburg, VA 24060
Tax No. 136-T-(1)-2A & 2B

Arlean H. Lambert
c/o Raines Real Estate
318 North Main Street
Blacksburg, VA 24060
Tax No. 137-T-(1)-8

Lamah N Lafon
100 Lucas Drive
Blacksburg, VA 24060
Tax No. 136-T-(1)-2C

Lois S. Rudisill
2406 North Main Street
Blacksburg, VA 24060
Tax No. 136-T-(1)-2
*Phone Book Address:
3672 Prices Fork Road
Blacksburg, VA 24060

George A. Davis, Jr.
2550 North Main Street
Blacksburg, VA 24060
Tax No. 136-T-(1)-3A



FEATURES

HOUSING — Spun aluminum base and top cover. Cast aluminum slipfitter and structural internal castings. Standard finish is dark bronze (DDB) polyester powder. Other architectural colors available.

CANOPY — Hinged, spun aluminum, .080" thick.

CANOPY SUPPORTS — Four decorative formed aluminum .375" diameter rod.

FINIAL — Die-cast decorative torch, 3.25" tall.

LENS — Clear prismatic, injection-molded acrylic refractor. Clear polycarbonate, prismatic refractor is optional.

MOUNTING — Four tenon slipfitter sizes available.

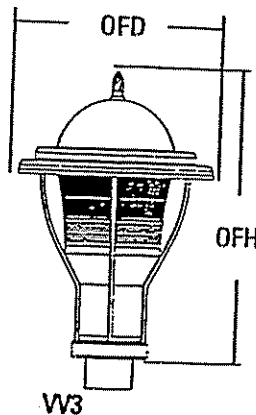
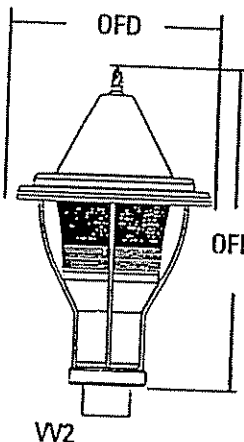
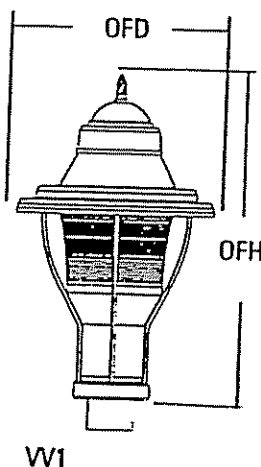
OPTICS — Three cutoff distributions available: Type II (roadway), Type III (asymmetric), Type V (symmetric).

ELECTRICAL SYSTEM — High-reactance, high power factor ballast used with 70,100W. Constant-wattage autotransformer ballast is used with 150,175W. Both ballast are copper wound and 100% factory tested. Ballast is mounted on tray with tool-less removal. Primary and secondary quick disconnect.

SOCKET — Porcelain, vertically-oriented, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTING — UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

Standard dimensions	VV 1	VV 2	VV 3
EPA:	1.3 ft ² (.12m ²)	1.3 ft ² (.12m ²)	1.3 ft ² (.12m ²)
Overall fixture height:	31(78.7)	30 (76.2)	27-1/2 (70.0)
Overall fixture diameter:		20(50.8)	20 (50.8)
Weight:	73 lbs (33.1 kg)	73 lbs (33.1 kg)	73 lbs (33.1 kg)



All dimensions are inches (centimeters) unless otherwise specified.

Decorative Post Top

VV

METAL HALIDE
70W, 100W, 150W, 175W
12' to 20' Mounting
(Formerly Vivaldi)

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: VV1 175M R2 120 TS2 SF

Series	Distribution	Voltage	Mounting	Options
VV1 70M	R2 Type II roadway	120		Shipped Installed In Fixture Architectural Colors (powder finish) ²
VV2 70M	R3 Type III asymmet- ric	208 ¹	TS2 2-3/8" (6.0) tenon	
VV3 70M	R5 Type V symmetric	240 ¹	TS3 3" (7.6) tenon	SF Single fuse (120, 277, 347V, n/a TB)
VV1 100M		277	TS35 3-1/2" (8.9) tenon	DF Double fuse (208, 240, 480V, n/a TB)
VV2 100M		480 ¹	TS4 4" (10.1) tenon	PC Polycarbonate prismatic lens
VV3 100M		TB ¹		CSA Listed and labeled to comply with Canadian Standards
VV1 150M ³				HS Internal house side shield
VV2 150M ³				SCWA Super CWA Pulse Start Ballast (TB only)
VV3 150M ³				LLRPSL Low Loss Reactor Pulse Start Ballast (277V only)
VV1 175M				Standard Colors
VV2 175M				
VV3 175M				

NOTES:

- Optional multi-tap ballast (120, 208, 240, 277V). (120, 277, 347V in Canada).
- Other architectural colors available; see paint brochure.
- May be ordered with SCWA or LLRPSL.
- Consult factory for availability in Canada.

LITHONIA LIGHTING
ARCHITECTURAL OUTDOOR LIGHTING

Entralux

Designed for Entryways



Vandal Resistant
Locking Device

Injection Molded
Bronze Polycarbonate

Lamp Factory Installed
Or Included

Secure two-point
mounting

Exclusive
Directional Refractor

The Entralux NRG-100 series is an aesthetically styled low wattage luminaire for safety and security lighting of entryways. This versatile series is offered in two distinct lamp types. For areas requiring long lamp life, high lumen output, and energy efficiency, the 50 watt high pressure sodium unit is recommended. Two fluorescent sources are available: 9 watt offers 32° F starting with a 600 lumen package. 28 watt fluorescent is a 1600 lumen package which reliably starts at -20° F. Both fluorescent lamps are ideal for areas requiring an instant-on, white light source while providing long lamp life.

The Entralux styling makes this product suitable for either indoor or outdoor entranceway applications such as hotels, motels, schools, fast food restaurants or commercial buildings.

Features

Housing — Impact resistant, one-piece injection molded bronze polycarbonate. Permanent molded-in color with textured finish. Two point mounting prevents luminaire rotation.

Refractor — Hubbell's exclusive prismatic polycarbonate design for low brightness and uniform distribution. This unique design not only reduces glare but also bends the light 15° below horizontal to put the light where it is needed most. The ribs on the house-side of the refractor reduce the "Hot-Spot" effect while utilizing all available lumens.

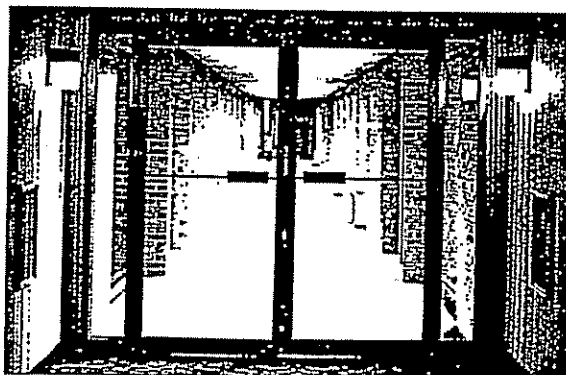
Ballast — HPS: class "H", normal power factor reactor, -40° F starting, 60 Hz. Fluorescent: 28 watt reactor 120 volt, -20° F starting; 9 watt — preheat, low ambient type 120 volt, 32° F starting.

Lamp — HPS: Factory installed B-17 medium base lamp. Fluorescent 28 watt-warm white (5000K) lumen quad tube lamp included; 9 watt-warm white (2,700K), twin tube lamp factory installed.

Vandal Resistant Set Screw — Retains polycarbonate refractor and protects lamp.

Mounting — Quick and easy to install. Two point mounting prevents rotation. Mounts over standard four inch rough in junction box.

Additional Features — Completely gasketed for all weather operation. U.L. listed suitable for wet location. Surface conduit mounting box available as an accessory.





GAY AND KEESEE, INCORPORATED

1260 RADFORD STREET ♦ CHRISTIANSBURG, VA 24073

September 29, 2004

Mr. Chris Lawrence
Town of Blacksburg
300 South Main Street
P.O. Box 90003
Blacksburg, VA 24062-9003

RECEIVED

SEP 29 2004

Planning & Engineering
Department

RE: Blacksburg New School SUP
Job No. 804.0

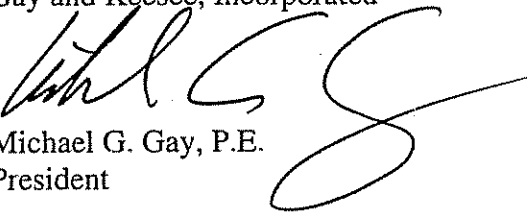
Dear Chris:

Please find enclosed one set of revised plan and profile sheets for the Blacksburg New School Special Use Permit project in response to the Town of Blacksburg's Staff Report. The four issues that needed extra attention have been addressed in the following ways:

1. *The applicant needs to submit the dimensions for the proposed sign prior to final approval.* The maximum size sign for a business use in the RR-1 district is 12 square feet. This is acceptable to the school and will be adhered to.
2. *The applicant should consider adding architectural features to the front (left side) elevation.* A sketch was provided to the environmental quality and land use committee which shows the exterior elevation perspective and how the architecture of the building will address the street.
3. *...the vegetative buffer yard or possibly an architectural buffer yard is required to be extended further down on the property line to cover at least two or three parking spaces.* The 50' buffer yard has been extended to buffer the proposed van parking space as shown on the plan. Shall any future vans be purchased, additional buffering shall be provided.
4. *The entrances to both the existing cemetery and the school need to be directly across from each other.* We have provided a profile of the existing site distance condition which shows a sight distance of 390' should the entrances be aligned from each other. This is not adequate site distance based on VDOT's sight distance criteria. To obtain the necessary sight distance, one of the following options would need to happen. (1) Lower the speed limit to 35 mph, (2) North Main St. would need to be lowered approximately 1' for a distance of 230', or (3) Move both of the entrances further towards town.

It should be noted that we can obtain the necessary sight distance with an entrance on the new school site, but it would not be aligned with the cemetery entrance. Thank you for your time and if you have any questions or concerns, feel free to call me anytime.

Sincerely,
Gay and Keesee, Incorporated

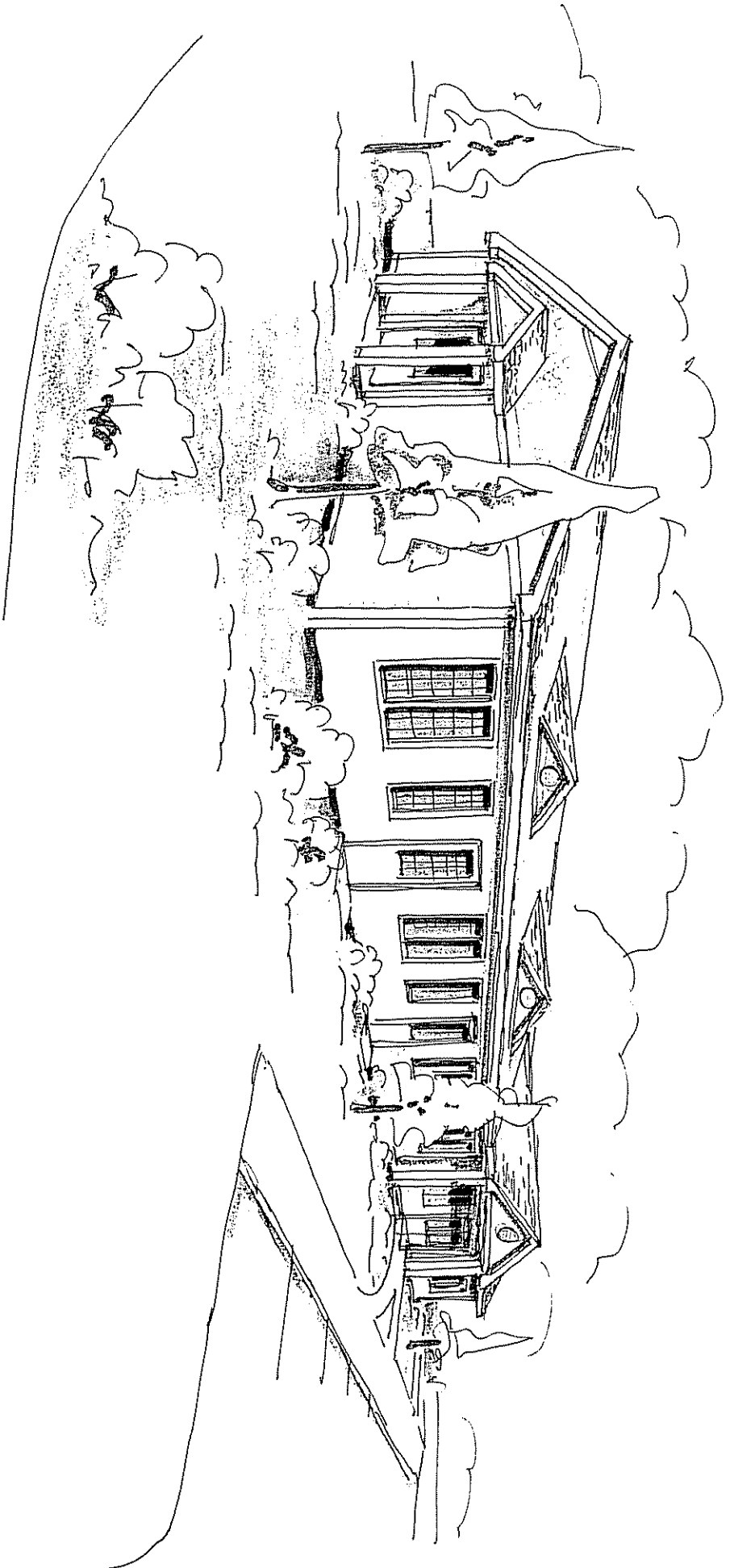


Michael G. Gay, P.E.
President

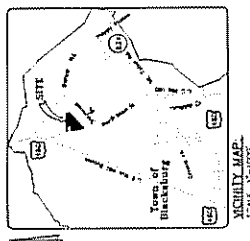
Enclosures

cc: Susanna Rinehart
Kevin Conner

KDC/sjb

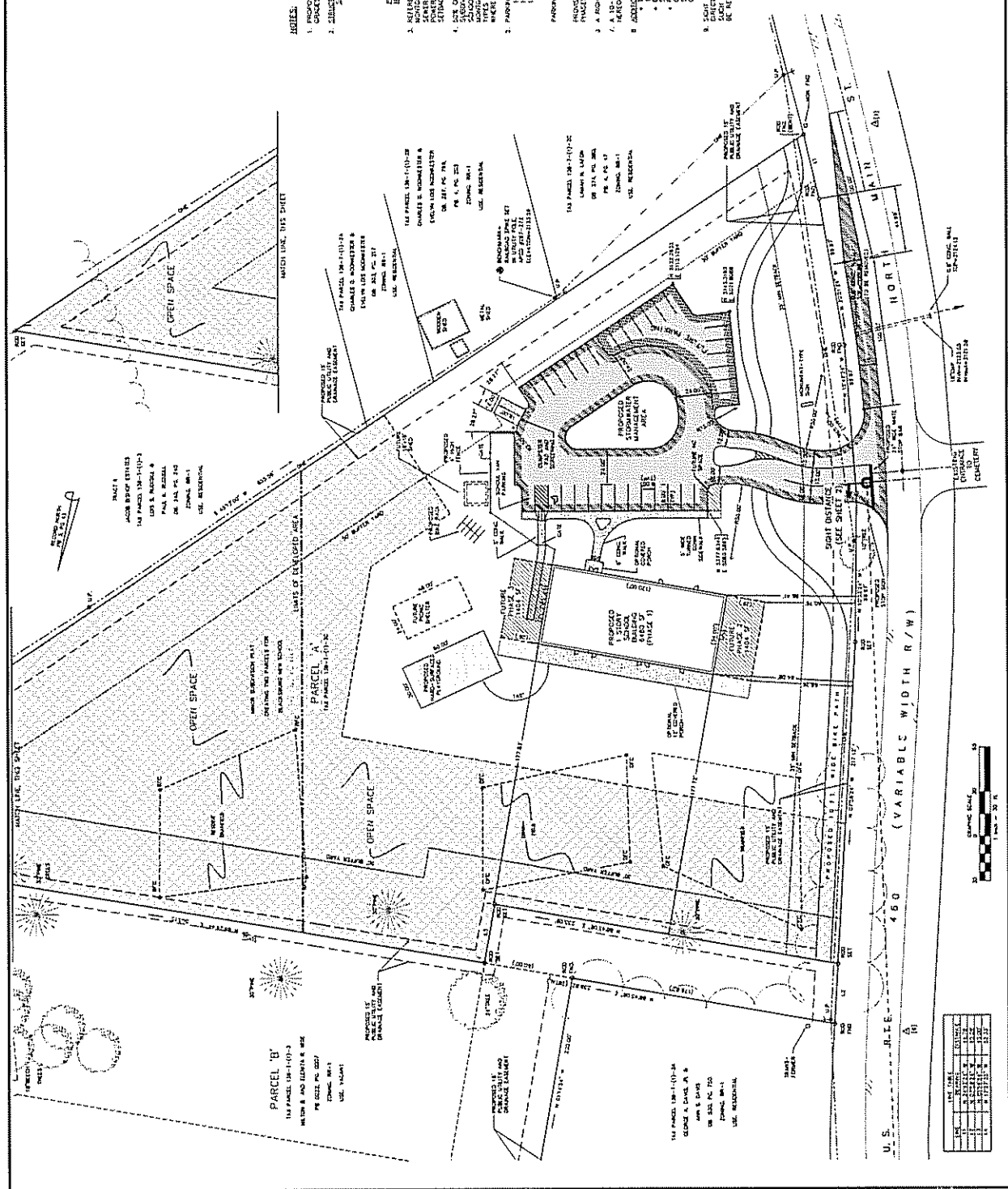


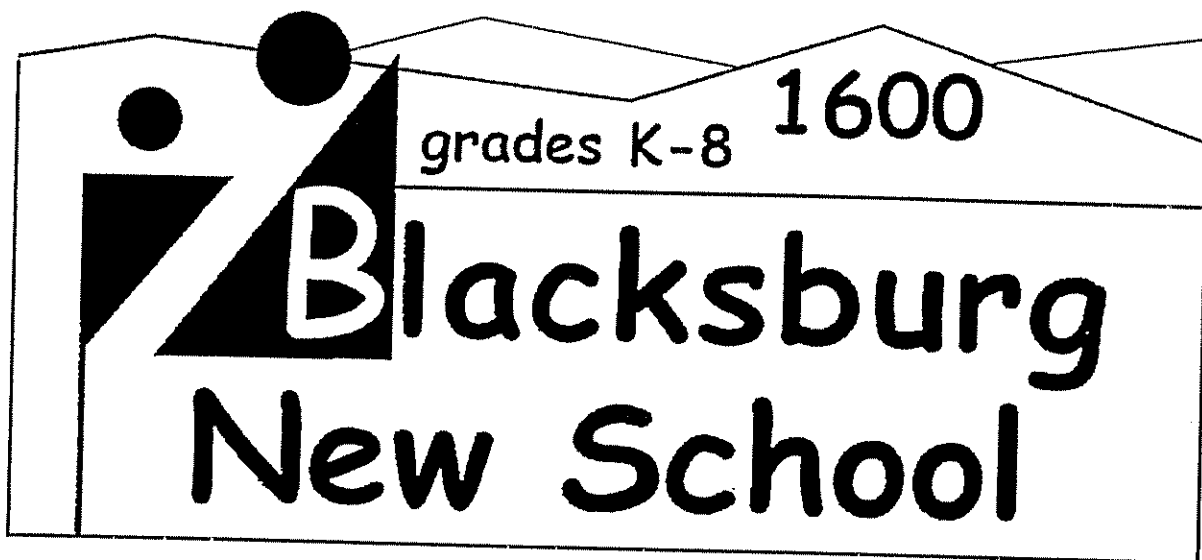
CONCEPT DRAWING - BLACKSBURG NEW SCHOOL . ARCHITECTURAL ALTERNATIVES, INC. 9.20.2004



53104

1. PROPOSED RAIL THROUGH - MINIMUM ALLOCATION BY RAIL FOR SHIRT PAK AS INDICATED IN FIGURE 1
2. STRUCTURE AND LOCATION OF STATION AND STREET CROSSING AREA SHALL BE AS INDICATED IN FIGURE 1 AND FIGURE 2 AND FIGURE 3 AND FIGURE 4 AND FIGURE 5 AND FIGURE 6 AND FIGURE 7 AND FIGURE 8 AND FIGURE 9 AND FIGURE 10 AND FIGURE 11 AND FIGURE 12 AND FIGURE 13 AND FIGURE 14 AND FIGURE 15 AND FIGURE 16 AND FIGURE 17 AND FIGURE 18 AND FIGURE 19 AND FIGURE 20 AND FIGURE 21 AND FIGURE 22 AND FIGURE 23 AND FIGURE 24 AND FIGURE 25 AND FIGURE 26 AND FIGURE 27 AND FIGURE 28 AND FIGURE 29 AND FIGURE 30 AND FIGURE 31 AND FIGURE 32 AND FIGURE 33 AND FIGURE 34 AND FIGURE 35 AND FIGURE 36 AND FIGURE 37 AND FIGURE 38 AND FIGURE 39 AND FIGURE 40 AND FIGURE 41 AND FIGURE 42 AND FIGURE 43 AND FIGURE 44 AND FIGURE 45 AND FIGURE 46 AND FIGURE 47 AND FIGURE 48 AND FIGURE 49 AND FIGURE 50 AND FIGURE 51 AND FIGURE 52 AND FIGURE 53 AND FIGURE 54 AND FIGURE 55 AND FIGURE 56 AND FIGURE 57 AND FIGURE 58 AND FIGURE 59 AND FIGURE 60 AND FIGURE 61 AND FIGURE 62 AND FIGURE 63 AND FIGURE 64 AND FIGURE 65 AND FIGURE 66 AND FIGURE 67 AND FIGURE 68 AND FIGURE 69 AND FIGURE 70 AND FIGURE 71 AND FIGURE 72 AND FIGURE 73 AND FIGURE 74 AND FIGURE 75 AND FIGURE 76 AND FIGURE 77 AND FIGURE 78 AND FIGURE 79 AND FIGURE 80 AND FIGURE 81 AND FIGURE 82 AND FIGURE 83 AND FIGURE 84 AND FIGURE 85 AND FIGURE 86 AND FIGURE 87 AND FIGURE 88 AND FIGURE 89 AND FIGURE 90 AND FIGURE 91 AND FIGURE 92 AND FIGURE 93 AND FIGURE 94 AND FIGURE 95 AND FIGURE 96 AND FIGURE 97 AND FIGURE 98 AND FIGURE 99 AND FIGURE 100 AND FIGURE 101 AND FIGURE 102 AND FIGURE 103 AND FIGURE 104 AND FIGURE 105 AND FIGURE 106 AND FIGURE 107 AND FIGURE 108 AND FIGURE 109 AND FIGURE 110 AND FIGURE 111 AND FIGURE 112 AND FIGURE 113 AND FIGURE 114 AND FIGURE 115 AND FIGURE 116 AND FIGURE 117 AND FIGURE 118 AND FIGURE 119 AND FIGURE 120 AND FIGURE 121 AND FIGURE 122 AND FIGURE 123 AND FIGURE 124 AND FIGURE 125 AND FIGURE 126 AND FIGURE 127 AND FIGURE 128 AND FIGURE 129 AND FIGURE 130 AND FIGURE 131 AND FIGURE 132 AND FIGURE 133 AND FIGURE 134 AND FIGURE 135 AND FIGURE 136 AND FIGURE 137 AND FIGURE 138 AND FIGURE 139 AND FIGURE 140 AND FIGURE 141 AND FIGURE 142 AND FIGURE 143 AND FIGURE 144 AND FIGURE 145 AND FIGURE 146 AND FIGURE 147 AND FIGURE 148 AND FIGURE 149 AND FIGURE 150 AND FIGURE 151 AND FIGURE 152 AND FIGURE 153 AND FIGURE 154 AND FIGURE 155 AND FIGURE 156 AND FIGURE 157 AND FIGURE 158 AND FIGURE 159 AND FIGURE 160 AND FIGURE 161 AND FIGURE 162 AND FIGURE 163 AND FIGURE 164 AND FIGURE 165 AND FIGURE 166

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EXPIRED SPECIAL USE PERMIT

A copy of Expired Resolution 10-B-00, A Resolution Granting a Special Use Permit to Blacksburg New School for an Educational Facility – Primary and Secondary on North Main Street in an RR1, Rural Residential District, and associated Preliminary Site Plan are attached for reference.

RESOLUTION 10-B-00

A RESOLUTION GRANTING A SPECIAL USE PERMIT TO BLACKSBURG
NEW SCHOOL FOR AN EDUCATION FACILITY - PRIMARY AND
SECONDARY ON NORTH MAIN STREET IN AN RR1, RURAL
RESIDENTIAL 1 DISTRICT

WHEREAS, the applicant, Blacksburg New School, has applied to this Council for a special use permit to allow an education facility - primary and secondary, in an RR1, Rural Residential 1 District on property located on North Main Street;

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the Town's Comprehensive Plan; its harmony with the purposes and standards of the Zoning Ordinance; its compatibility with permitted and existing uses, and purposes and conditions of the relevant zoning district, and its impact on the surrounding neighborhood;

THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg that:

1. Based on the above considerations, this Council makes the following findings: (a) this request as submitted or modified does conform to the Town's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto, including the purposes of the Zoning Ordinance, as set out in §1102 thereof; (b) this request shall not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (c) this request is in conformity with the applicable performance standards set forth in the Zoning Ordinance.
2. This Council grants to Blacksburg New School, a special use permit to allow an education facility - primary and secondary, in an RR1, Rural Residential 1 District on North Main Street, as shown on and in substantial conformity with the "Preliminary Site Plan for Special Use Permit Application - Blacksburg New School, Inc." last revised August 9, 2000, and the application for a special use permit dated August 11, 2000, as corrected October 6, 2000.
3. This Special Use Permit shall be governed by the following conditions:
 - (a) The school shall be limited to 150 students and 12 full-time staff.

- (b) Exterior lighting shall be directed downward and shielded.

Roger E. Delapete
Mayor

ATTEST:

Donna Borne-Caldwell
Town Clerk

b.
Date of Adoption: October 10, 2000